090.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,000 / 959,000
					USE VALUE:	959,000 / 959,000
					ASSESSED:	959,000 / 959,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARADIS LEE
Owner 2:	FRENCH JILL
Owner 3:	
Street 1:	28 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARADIS JOHN ETAL /TRUSTEES -
Owner 2:	MARY C PARADIS TRUST-2015 -
Street 1:	28 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,196 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1924, having primarily Wood Shingle Exterior and 2391 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11196.000	422,600	7,300	529,100	959,000
Total Card	0.257	422,600	7,300	529,100	959,000
Total Parcel	0.257	422,600	7,300	529,100	959,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.05 | /Parcel: 401.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,700	7300	11,196.	529,100	959,100	959,100	Year End Roll	12/18/2019
2019	104	FV	342,300	7400	11,196.	536,700	886,400	886,400	Year End Roll	1/3/2019
2018	104	FV	342,300	7400	11,196.	400,600	750,300	750,300	Year End Roll	12/20/2017
2017	104	FV	321,500	7400	11,196.	362,800	691,700	691,700	Year End Roll	1/3/2017
2016	104	FV	321,500	7400	11,196.	347,700	676,600	676,600	Year End	1/4/2016
2015	104	FV	269,700	7500	11,196.	294,800	572,000	572,000	Year End Roll	12/11/2014
2014	104	FV	269,700	7500	11,196.	279,700	556,900	556,900	Year End Roll	12/16/2013
2013	104	FV	280,100	7500	11,196.	266,100	553,700	553,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARADIS JOHN ET	75174-311	1	7/21/2020	Family	99	No	No		
PARADIS MARY C,	65199-365		4/10/2015	Convenience	99	No	No		Mary C Paradis dod 3/20/20 Benjamin Krikorian
PARADIS JOHN R	51796-303		10/16/2008	Family	99	No	No		
	12450-29		6/7/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	496	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
12/12/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11196		Sq. Ft.	Site		0	70.	0.68	5									529,113						529,100	

Total AC/HA: 0.25702 | Total SF/SM: 11196 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 529,113 | Spl Credit | Total: 529,100

Card Info

User Acct	57592
GIS Ref	
GIS Ref	
Insp Date	12/12/08

!7295!

PRINT

Date	Time
12/10/20	21:56:48

LAST REV

Date	Time
08/05/20	09:47:14

mmcmakin

PAT ACCT. 7295

USER DEFINED

Prior Id # 1:	57592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08911002
Const Adj.:	0.98000199
Adj $ / SQ:	170.773
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574131
Depreciation:	151571
Depreciated Total:	422560

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
1	5	2	
Totals			
2	11	6	

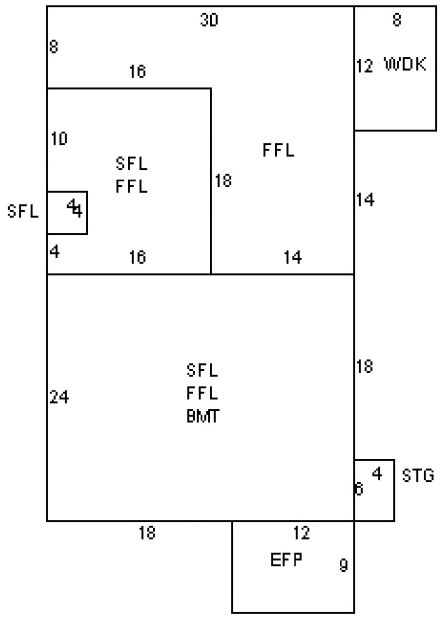
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.77
Special Features:	0	Val/Su Net:	126.56
Final Total:	422600	Val/Su SzAd	176.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,484	170.770	253,427
SFL	Second Floor	907	170.770	154,925
BMT	Basement	720	51.230	36,887
EFP	Enclos Porch	108	51.380	5,550
WDK	Deck	96	15.680	1,505
STG	Storage	24	14.050	337

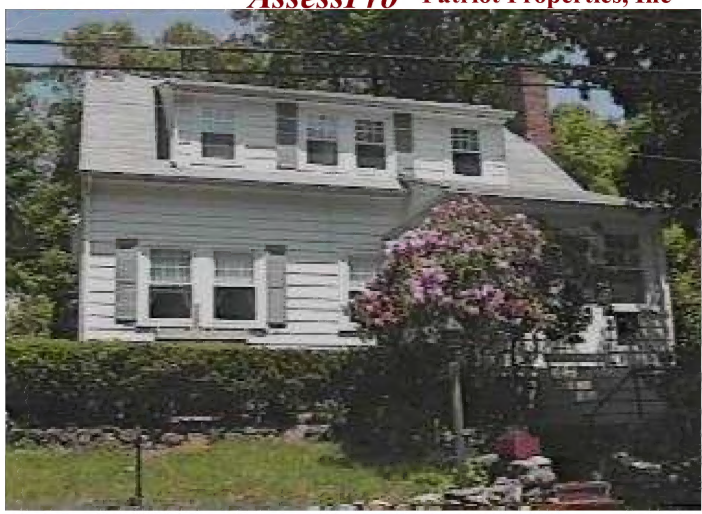
Net Sketched Area:	3,339			Total:	452,631
Size Ad	2391.1999	Gross Are	3440	FinArea	2391

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	10X13	A	AV	1980	29.19	T	31.2	104			2,600			2,600
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300